

With Endless Possibilities...

Family Compound

Corporate Retreat



*Incredible Private
Hunting Preserve*



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This offering is based on information that is believed to be correct; however, PEDE and Associates recommends that a prospective buyer conduct an investigation for the correct information. The information was obtained from Sellers and other sources deemed reliable.

*Premier Listing in
Northwest North Dakota*



*Your chance to enjoy
one of this country's
finest recreational ranches
in North America!*

PAT DAVIS
BROKER

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Little Knife River Ranch

Location

Mountrail County, North Dakota
11± miles North of New Town
27± miles South of Stanley
2± hours from Williston
3.5± hours from Bismarck
6± hours from Fargo

It is accessed by a dirt road and once you are nestled in at the main residence, you are surrounded by nature. It is one of the most peaceful places to visit.

Airport

Minot International Airport is approximately a 1.5 hour drive from the ranch. Northwest Airlines currently has 3 flights daily in and out of Minot.

Improvements

The ranch style house was recently renovated ('06-'07). A separate bunkhouse has been upgraded and sleeps 4 guests comfortably. The 5 barns have been painted, the fencing fixed and the garage has 2 new garage doors and is also in great condition. In order to enhance the natural beauty of the ranch, all power lines have been buried.



Acreage

There are 4,000 contiguous acres spread throughout the Little Knife River valley. This property offers productive ranching and a rich opportunity for the investors interested in an appreciating recreational project.

Agriculture

Approximately 760 acres are planted with tame grasses, alfalfa and crops. In 2007, the farm lease income was nearly \$15,000 and \$8,086 was received from crop insurance.

Water

3 wells and 7 natural springs are on the property. Also, 3 miles of the Little Knife River flow through the bottom of the canyon.

Other Income

Cash flow from the ranch in addition to the farm lease income, could be added to by leasing the exclusive hunting/recreational rights that this unique ranch has to offer.



Terrain

The basin along the river offers excellent watering conditions for wildlife and live-stock, as well as fertile feeding grounds that creep into protective cover. Hundreds of acres of hardwood draws slope into the valley, and natural benches, rugged buttes, and skyline ridges adorn the upper edges. Three sides of the ranch have a buffer zone, no less than 1/2 mile, keeping outside access to a minimum and encouraging the wildlife's movement into the valley. A premier combination of natural patterns...making it one of the finest hunting/recreational options available today.

A limited edition, an unusual opportunity, untapped potential and an investment that will enhance your lifestyle for generations to come!

Taxes

2007 \$6655.00